143.0	0004	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,100 /	787,100
					USE VALUE:	787,100 /	787,100
					ASSESSED:	787,100 /	787,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JAMES TIMOTHY
Owner 2:	
Owner 3:	
Street 1:	103 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KELLIHER PATRICIA M /TRUSTEE -
Owner 2:	CARNEY MOUNT VERNON REALTY TR -
Street 1:	103 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1526 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	328,100	3,000	456,000	787,100
Total Card	0.115	328,100	3,000	456,000	787,100
Total Parcel	0.115	328,100	3,000	456,000	787,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.79 | /Parcel: 515.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92777

GIS Ref

GIS Ref

Insp Date 05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0004-0013.0

!11107!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	328,100	3000	5,000.	456,000	787,100		Year end	12/23/2021
2021	101	FV	318,600	3000	5,000.	456,000	777,600		Year End Roll	12/10/2020
2020	101	FV	318,600	3000	5,000.	456,000	777,600	777,600	Year End Roll	12/18/2019
2019	101	FV	241,100	3000	5,000.	427,500	671,600	671,600	Year End Roll	1/3/2019
2018	101	FV	248,200	3000	5,000.	353,400	604,600	604,600	Year End Roll	12/20/2017
2017	101	FV	248,200	3000	5,000.	324,900	576,100	576,100	Year End Roll	1/3/2017
2016	101	FV	248,200	3000	5,000.	296,400	547,600	547,600	Year End	1/4/2016
2015	101	FV	235,000	3000	5,000.	290,700	528,700	528,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:55:15

LAST REV

Date	Time
09/16/21	17:57:44
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11107

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLIHER PATRIC	78413-486	1	8/5/2021	Family	630,000	No	No		
CARNEY MARY L,	53222-35	1	7/17/2009	Convenience	1	No	No		Mary L Carney dod 9/21/2018; Patricia M Kelli
ABRAHAMSON CARL	9854-1		7/24/1961		17,000	No	No		Daniel J Carney dod 1/12/1995

USER DEFINED

Prior Id # 1:	92777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2007	1021	Add Bath	17,000	C		G9	GR FY09	8X12 BTH ADD
3/5/2002	121	Porch	2,500	C				NEW STAIRS/REPAIR
7/18/1995	407	Siding	8,500					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
5/11/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	345	PATRIOT
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33807337
Const Adj.:	0.98990101
Adj $ / SQ:	172.193
Other Features:	96536
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403022
Depreciation:	74962
Depreciated Total:	328060

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

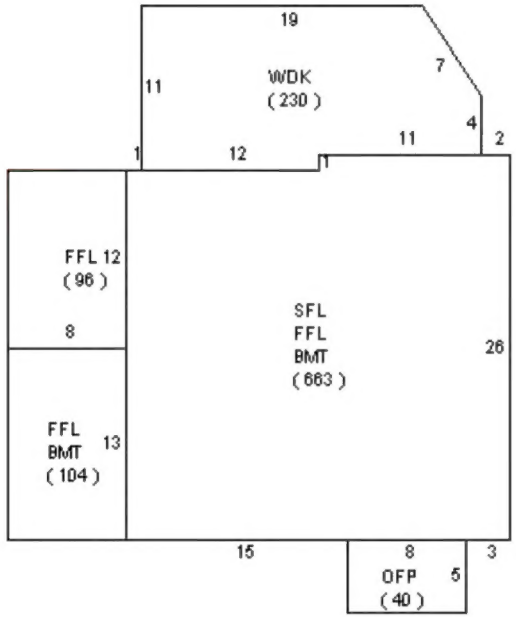
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.19
Special Features:	0	Val/Su Net:	128.01
Final Total:	328100	Val/Su SzAd	215.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	863	172.190	148,602
BMT	Basement	767	51.660	39,622
SFL	Second Floor	663	172.190	114,164
WDK	Deck	230	10.240	2,356
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	2,563	Total:	306,486

Size Ad	1526	Gross Area	2563	FinArea	1526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	F	AV	1930	24.86	T	40	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000

PARCEL ID

143.0-0004-0013.0

IMAGE

AssessPro Patriot Properties, Inc